068.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	685,500	/	685,500
USE VALUE:	685,500	/	685,500
ASSESSED:	685,500	/	685,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
214		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMAS RYAN M
Owner 2:	MCCOY ERIN E
Owner 3:	
Street 1:	214 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	THOMAS RYAN M -
Owner 2:	-
Street 1:	214 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,935 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Clapboard Exterior and 1740 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4935.000	327,600		357,900	685,500
Total Card	0.113	327,600		357,900	685,500
Total Parcel	0.113	327,600		357,900	685,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.97 | /Parcel: 393.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	43241
GIS Ref	
GIS Ref	
Insp Date	06/03/19

!5841!

PREVIOUS ASSESSMENT

Parcel ID: 068.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,400	0	4,935.	357,900	677,300	677,300	Year End Roll	12/18/2019
2019	101	FV	239,400	0	4,935.	357,900	597,300	597,300	Year End Roll	1/3/2019
2018	101	FV	239,400	0	4,935.	240,300	479,700	479,700	Year End Roll	12/20/2017
2017	101	FV	239,400	0	4,935.	230,100	469,500	469,500	Year End Roll	1/3/2017
2016	101	FV	239,400	0	4,935.	209,600	449,000	449,000	Year End	1/4/2016
2015	101	FV	233,600	0	4,935.	168,700	402,300	402,300	Year End Roll	12/11/2014
2014	104	FV	242,200	0	4,935.	150,800	393,000	393,000	Year End Roll	12/16/2013
2013	104	FV	251,500	0	4,935.	143,100	394,600	394,600		12/13/2012

PRINT

Date	Time
12/10/20	20:40:35

LAST REV

Date	Time
09/30/20	08:13:03
danam	
5841	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMAS RYAN M,	56774-116		4/26/2011	Convenience	1	No	No		
TERRY RICHARD C	56490-527		2/18/2011	Change>Sale	457,500	No	No		
TERRY RICHARD C	51030-510		4/15/2008	Family	1	No	No		
HORNE THOMAS	44915-406		3/31/2005	Family	350,000	No	No		
HORNE ANNA J	25763-296		10/26/1995		138,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2017	2015	Addition	86,000	O				
4/3/2012	316	Manual	15,000					repairs to deck, e
7/22/2009	612	Re-Roof	4,650					

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2019	Measured	DGM	D Mann
6/3/2019	Left Notice	DGM	D Mann
10/9/2018	MEAS&NOTICE	CC	Chris C
5/26/2009	Measured	189	PATRIOT
7/14/2005	MLS	HC	Helen Chinal
1/10/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	43241
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4935		Sq. Ft.	Site		0	70.	1.04	11			Med. Tr	-10					357,870						357,900	

Total AC/HA:	0.11329	Total SF/SM:	4935	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	357,870	Spl Credit		Total:	357,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	Blue		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25344825
Const Adj.:	0.98990101
Adj $ / SQ:	155.099
Other Features:	92500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402452
Depreciation:	74856
Depreciated Total:	327596

COMMENTS

June 2014 land use was changed from 104 to 101..
House is clearly a single family home..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

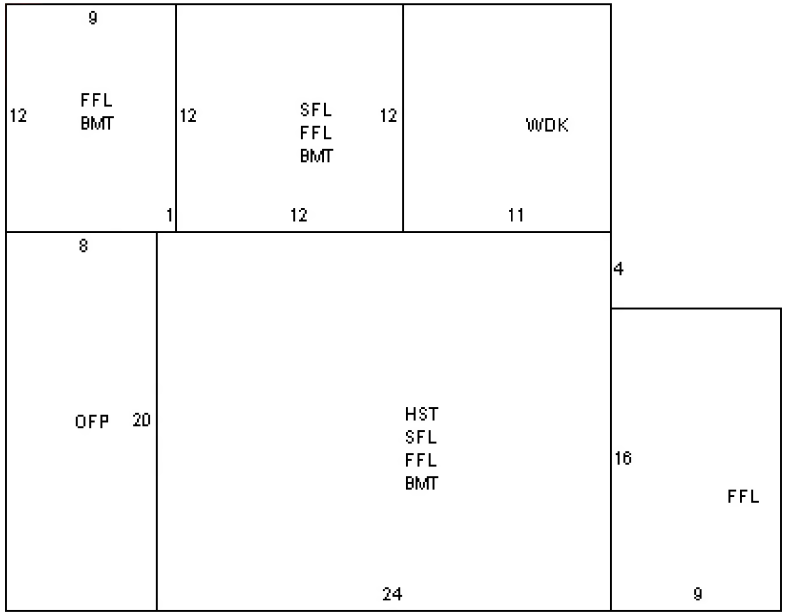
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	155.10
Special Features:	0	Val/Su Net:	118.52
Final Total:	327600	Val/Su SzAd	188.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	876	155.100	135,866
BMT	Basement	732	46.530	34,060
SFL	Second Floor	624	155.100	96,782
HST	Half Story	240	155.100	37,224
OFP	Open Porch	160	26.540	4,247
WDK	Deck	132	13.440	1,774

Net Sketched Area:	2,764			Total:	309,953
Size Ad	1740	Gross Are	3004	FinArea	1740

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

068.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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